

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON NOVEMBER 11, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on November 11, 2025. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President
Jodi Wells, Treasurer

Evan Johnson, Secretary
Jill Driver, Vice President

OTHERS

Mark Moorman, Abaris Realty
Kaitlyn Ambush, Abaris Realty

Dana Coker, Abaris Realty

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 7:00 p.m.

BOARD RESIGNATION

Rosie Rivera announced that Joe Grassi formally resigned from the Board of Directors effective immediately, as of October 19, 2025. The Board formally accepted the resignation and thanked Joe for his service on the Board.

HOMEOWNER FORUM

Mike Brown thanked Joe Grassi and Cheryl Brownel for their help on preparing the draft budget for 2026. Mike inquired when the new management contract will be made available for homeowner review, and why HOA invoices are being approved by the full Board, and not the Treasurer.

BOARD RESPONSE

Rosie Rivera responded that the new Management contract will be made available for homeowner review after January 1, 2026, when the contract goes into effect.

BOARD MEETING AGENDA APPROVAL

Rosie Rivera recommended four updates to the Board Meeting agenda. The Board unanimously approved the agenda as amended.

MINUTES

Rosie Rivera made a motion to approve the minutes from the September 30, 2025, as distributed. The motion was seconded by Jill Driver and carried unanimously.

FINANCIAL REPORT

Mark Moorman presented the Treasurer's report as of September 30, 2025:

Total cash on hand \$3,124,040

As of September 30, the HOA has a year-to-date net loss of \$261,939

Total year-to-date revenue \$1,376,432

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Total year-to-date operating expenses \$1,638,371
Total operating disbursements \$123,811
Total outstanding delinquencies \$211,346 (current owners of \$204,190 and prior owners of \$7,156)
Total outstanding delinquencies rate: 13.4%/212 homes
Delinquency more than 30 days: \$196,080 or 12.44%; 169 homes
Delinquency more than 60 days: \$189,021 or 11.99%; 144 homes
Total reserve expenditures year-to-date is \$467,620

The Board discussed and made decisions on the following pending invoices:

1. FSC - \$26,140 - 3 gravel stormwater management ponds at Oakpointe - APPROVED
2. Abaris - \$7,865 - 2nd Inspection Installment Payment - APPROVED

Rosie Rivera made a motion to formally ratify the Board’s unanimous email approval to issue the final check payment to CP&R to dispense the bridge rehabilitation project contract. The motion was seconded by Evan Johnson and carried unanimously.

COMMITTEE REPORTS

Design Review Committee (DRC)

Mark Moorman reported that the DRC has approved 7 applications this month.

Social Committee

Rosie Rivera reported that the Adult Halloween event on November 1st has been cancelled , however the Adult Game Night on Saturday is still on schedule.

Community Garden Committee (CGC)

Jill Driver reported that the Garden Center is closed for the 2025 season. The gravel project, to address the drainage issue, is currently underway.

TANYARD PARK UPDATE

Mike Brown reported that there is lots of progress at the park. The lights for the multi-purpose fields have been installed, but there are no lights installed on the baseball fields.

POOL

1. No items to discuss.

GYM/ CLUBHOUSE

1. The Board discussed and unanimously approved the proposal from Safety Window & Glass Repair for the glass replacement of 6 windows at the clubhouse in the amount of \$4,230.

BASKETBALL COURT

1. No items to discuss.

TENNIS COURT

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1. The Board discussed the tennis court resurfacing project and agreed to complete the project in Spring 2026 when weather permits.

PLAYGROUND/ DOG PARK

1. None.

LANDSCAPING

1. None.

SINKHOLE DRAINAGE

No items to discuss.

ABARIS MANAGEMENT REPORT

The Board confirmed that the 2025 Community Inspection Hearings have been scheduled for December 16th, and the Abaris Inspections Department will be sending out hearing notices this week.

The Board announced that the Budget Committee has been and has since been dispensed now that the proposed budget has been completed. The proposed budget will be sent to all owners for review and commenting. The budget will be adopted at the December 15, 2025, Budget Meeting.

The Board unanimously approved the resolution to the commercial vehicle definition and use in common areas of the community ruling within the Governing Documents.

The Board unanimously approved the modification to the Committee Charters.

The Board discussed the information found by Mike Brown regarding unpaid taxes within OakPointe that require the land parcels be turned over to Tanyard Springs HOA. The Board requested that Abaris provide an update to the Board at the next Board meeting.

HOMEOWNER FORUM

Joe DeSimone requested clarification on the 2025 Inspection Hearing Date. The Board confirmed the hearings will take place on Tuesday, December 16, 2025.

NEXT MEETING – Monday December 15, 2025, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting at 7:51 p.m.

SIGNATURE

DATE

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Summary of Board Actions

1. The Board approved the September 30, 2025, Board Meeting Minutes.
2. The Board rendered decisions on the following invoices:
 - a. FSC - \$26,140 - 3 gravel stormwater management ponds at Oakpointe - APPROVED
 - b. Abaris - \$7,865 - 2nd Inspection Installment Payment - APPROVED
3. The Board formally ratified the Board's unanimous email approval to issue the final check payment to CP&R to dispense the bridge rehabilitation project contract.
4. The Board discussed and unanimously approved the proposal from Safety Window & Glass Repair for the glass replacement of 6 windows at the clubhouse in the amount of \$4,230.
5. The Board discussed the tennis court resurfacing project and agreed to complete the project in Spring 2026 when weather permits.
6. The Board confirmed that the inspection hearings have been scheduled for December 16th.
7. The Board unanimously approved the resolution to the commercial vehicle definition and use in common areas of the community ruling within the Governing Documents.
8. The Board unanimously approved the modification to the Committee Charters.
9. The Board discussed the information found by Mike Brown regarding unpaid taxes within OakPointe that require the land parcels be turned over to Tanyard Springs HOA. Abaris will present an update at the next meeting.
10. The Board agreed to reschedule the December Board Meeting to Monday, December 15th at 7pm.